



County of San Diego, Planning & Development Services  
**AGRICULTURAL MICROBREWERY OR  
MICRO-DISTILLARY, SMALL  
ZONING VERIFICATION PERMIT  
CHECKLIST**  
ZONING DIVISION

**ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.**

- ☐ Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements).
- ☐ Minimum sheet size for a Zoning Verification Permit is 18" x 24".

**The following must be shown/indicated on the plans:**

**Plan Notes and Tables**

- ☐ Note parcel size in Acres.
- ☐ Note stating events, including but not limited to weddings and parties, shall be prohibited except as provided in ZO sec. 6157(d)(1).
- ☐ Note stating prior to the occupancy of the Microbrewery or Micro-Distillery structures and the production of beer or spirits, the Microbrewery or Micro-Distillery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and shall comply with all applicable County of San Diego Department of Environmental Health permit requirements.
- ☐ Note stating a Microbrewery shall have a current Type 23 Small Beer Manufacturer license issued by the California Department of Alcoholic Beverage Control.
- ☐ Note stating a Micro-Distillery shall have either a current Type 04 Distilled Spirits Manufacturer or a current Type 74 Craft Distiller's license issued by the California Department of Alcoholic Beverage Control.
- ☐ Note stating licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- ☐ Note stating beer production or distilled spirit production shall not exceed either 2,000 beer barrels or 62,000 gallons, annually.
- ☐ Note stating at least 25 percent of total ingredients used in brewing or distilling shall be grown within San Diego County.
- ☐ Note agreeing to comply with ZO sec. 6157(d)(1)(m) relating in part to sale and consumption of pre-packaged food.
- ☐ Note showing required and proposed emergency travel times in compliance with the San Diego County General Plan, Safety Element (Table S-1).
- ☐ Note stating that an adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.
- ☐ Note acknowledging that the use of a water well for the potable water source may constitute a public water system, subject to permitting and review by the State Water Resources Control Board and the Department of Environmental Health.

**Zoning Ordinance (ZO) Compliance** Link to: [Zoning Ordinance](#)

- ☐ Note compliance with Microbrewery or Micro-Distillery, Small pursuant to ZO sec. 6157(d)(1).
- ☐ Note compliance with Noise Abatement and Control pursuant to ZO sec. 36.401.
- ☐ Note compliance with Particulate Matter and Air Contaminants pursuant to ZO sec. 6316.
- ☐ Note compliance with Odors pursuant to ZO sec. 6318.
- ☐ Note compliance with Lighting standards pursuant to ZO sections 6322-6326.

**Lot Requirements**

- ☐ Show location of a minimum of one (1) acre of the premises planted with ingredients used in the production of on-site beer or distilled spirits.
- ☐ Parcels two (2) acres gross - proposed non-residential structures used for processing on-site ingredients, and producing and storing beer or distilled spirits shall be a maximum of 2,000 square feet.
- ☐ Parcels two (2) to four (4) acres gross – proposed non-residential structures used for processing on-site ingredients, and producing and storing beer or distilled spirits shall be a maximum of 3,000 square feet.
- ☐ Parcels over four (4) acres gross - proposed non-residential structures used for processing on-site ingredients, and producing and storing beer or distilled spirits shall be a maximum of 5,000 square feet.

**Setbacks**

- ☐ The proposed structure(s) shall comply with ZO sec. 4810.

**Access and Parking**

- ☐ A minimum of six (6) spaces shall be provided for facility patrons.
- ☐ A minimum of three (3) spaces shall be provided for facility operation and employees.
- ☐ Facility parking shall not be permitted off the premises.
- ☐ Parking and driveway surfaces shall not be dirt and may be Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt.
- ☐ On-site parking shall comply with ADA regulations.
- ☐ Show all access, ingress and egress on-site.

**Building & Safety Requirements**

- ☐ One tasting/retail sales area, in addition to the Microbrewery or Micro-Distillery structures, not exceeding 30 percent of the total square footage of all permitted production facility structures and shall comply with the requirements cited in sec. 6157(d)(1)(f).
- ☐ All accessible public areas shall be in compliance with applicable Building and Health Codes.
- ☐ For properties using groundwater, a study shall be submitted to demonstrate that there is adequate groundwater to support the proposed use (see PDS Groundwater Geologist for determination of extent of study).
- ☐ One on-site sign shall not exceed four (4) square feet.

**THE AGREEMENT BELOW MUST BE SIGNED FOR THIS APPLICATION TO BE CONSIDERED COMPLETE:**

I, the property owner, understand that the Small Microbrewery/Micro-Distillery proposed at \_\_\_\_\_ must comply with the requirements of the County of San Diego

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**[HTTP://WWW.SDCPDS.ORG](http://www.sdcps.org)**

Grading Ordinance, Stormwater Ordinance, Watershed Protection Ordinance, Zoning Ordinance, and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the Small Microbrewery/Micro-Distillery permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the Small Microbrewery/Micro-Distillery into compliance with current requirements.

Signed,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date